

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
SW/S Riverview Road, 2294 ft.  
NW of Back River Neck Road \* ZONING COMMISSIONER  
2114 Riverview Road  
15th Election District \* OF BALTIMORE COUNTY  
5th Councilmanic District  
Kim Robinson, et al \* Case No. 98-427-A  
Petitioners

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on a Petition for a Variance for the property located at 2114 Riverview Road in the Back River/Cedarpoint community of eastern Baltimore County. The Petition was filed by Kim Robinson and Sharon Robinson, his wife, property owners. Variance relief is requested from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow side yard setbacks of 7 ft. and 20 ft., in lieu of the required 50 ft. and from Section 400.1 to allow an existing shed to remain in the side yard in lieu of the required rear yard. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance, marked as Petitioners' Exhibit #1.

Appearing at the public hearing held for this case were the Petitioners, Kim and Sharon Robinson. There were no Protestants or interested persons present.

Testimony and evidence presented was that the subject property is 10,500 sq. ft. in area, zoned R.C.5. The property is a rectangularly shaped lot, approximately 210 ft. deep and 50 ft. wide. The property has water frontage along Back River. Vehicular access to the property is by way of Back River Neck Road and Riverview Road.

Mr. and Mrs. Robinson have owned the property for approximately 4 years. Presently, the site is improved with a one story existing dwelling known as 2114 Riverview Road. An open porch is attached to the dwelling

ORDER RECEIVED FOR FILING

DATE

7/12/98  
Sharon Robinson

and faces the water. There are also two additional free standing structures on the property, a 12 ft. x 20 ft. shed and a 12 ft. x 20 ft. garage.

Mr. and Mrs. Robinson desire to expand the property by adding a second floor. While attempting to obtain permits for that construction, they were advised that variance relief was necessary to legitimize existing setbacks and the location of the shed. In view of the property's R.C.5 zoning classification, 50 ft. side yard setbacks are required. The existing building envelope is located 7 ft. from the western property line and 20 ft. from the eastern property line. Moreover, the shed is located in the side yard, in lieu of the required rear yard.

There is no additional impervious area to be added during construction. Moreover, the building footprint will not be increased in that the building will only be made higher and not wider or deeper.

The Petitioners indicated that their neighbors have no objections to the proposed construction and there were no Protestants or other interested persons present.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Variance. In my judgment, the Petitioner has produced sufficient testimony to comply with the requirements of Section 307 of the BCZR. The proposed construction appears appropriate and will not increase the impervious area on the lot. This is a significant impact, in view of the waterfront character of this property. The relief granted herein will be conditioned with the requirement that the Petitioners comply with the Zoning Plans Advisory Committee (ZAC) comments from the Department of Environmental Protection and Resource Management. Those comments require compliance with the Chesapeake Bay Critical Area Regulations and an evaluation of the well and septic system.

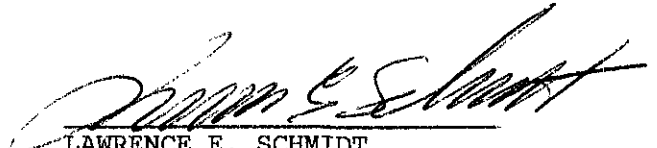
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 2nd day of July 1998 that a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow side yard setbacks of 7 ft. and 20 ft., in lieu of the required 50 ft., and from Section 400.1 to allow an existing shed to remain in the side yard, in lieu of the required rear yard, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall comply with all requirements of the Department of Environmental Protection and Resource Management, as set forth in their comment dated May 29, 1998.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

ORDER RECEIVED FOR FILING  
Date 7/2/98  
By M. J. Gosh

LES/mmn

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

July 1, 1998

Mr. and Mrs. Kim Robinson  
2114 Riverview Road  
Baltimore, Maryland 21221

RE: Case No. 98-427-A  
Petition for Variance  
Property: 2114 Riverview Road

Dear Mr. and Mrs. Robinson:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", written in a cursive style.

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
att.





# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2114 Riverview Rd.  
which is presently zoned R.C.5.

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.3 To Allow sideyard setback as close as 7' and 20' in lieu of the required 50' and section 400.1 to allow an existing shed to remain in the side yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

To Add a 22 feet by 42 feet second floor addition,  
Practical difficulty is R.C.5 setback requirements are  
more than the size of small lot allows. (lot is only 50' wide)  
Both neighboring house are two stories tall. Existing shed is to stay.  
Property is to be posted and advertised as prescribed by Zoning Regulations.  
Hardship to move!

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

Kim Robinson

Kim Relin

Signature

Sharon Robinson

(Type or Print Name)

Sharon Robinson

Signature

2114 Riverview Rd. 410-780-3621

Address

Phone No

Balto, Md. 21221

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Kim Robinson

Name

2114 Riverview Rd. 410-780-3621

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE



Printed with Soybean Ink  
on Recycled Paper

Revised 9/5/95

98-427-A

427

## Zoning Description

Zoning description for 2114 Riverview Rd.

Beginning at a point on the Southwest side of Riverview Rd. which is 20 feet wide at the distance 1294 feet <sup>Northwest</sup> ~~Southwest~~ Northwest of the centerline of the nearest intersecting street Back River Neck Rd., which is 20 feet wide. Being Lot # 2 as laid down on plat of Sutton Britcher & Company recorded among land records of Baltimore County in plat book L.M.C.M. No. 10, folio 2. In the subdivision of Holly Farm Beach. Being the same lot of ground which by deed April 13 1971 is recorded among Land Records of Baltimore County in Liber 5179 folio 389 containing 10,500<sup>±</sup> square feet. Also known as 2114 River View Rd. and located in the 15<sup>th</sup> Election District, 5 Councilmatic District

**98-427-A**

427

BALTIMORE COUNTY, MARYLA  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 83731

DATE 11/27/98 ACCOUNT 9-001-6132  
CAN  
A27 AMOUNT \$ 50.00

RECEIVED  
FROM:

Robinson

FOR:

Variance

2114 Review Rd

98-421-A

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT

POSTED 11/27/98  
5/11/99 5/11/99  
RECEIVED CASHIER CUM CUM  
5/11/99 CASHIER CUM CUM  
RECEIVED 04/28/00  
CASHIER OFFICE

50.00 CASH  
BALTIMORE COUNTY, MARYLAND

**NOTICE OF PUBLIC HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #98-427-A  
2114 Riverview Road  
SW/S Riverview Road, 2294  
NW Back River Neck Road  
15th Election District  
5th Councilmanic District  
Legal Owner(s): Kim Robinson & Sharon Robinson

Variance: to allow side yard setbacks as close as 7 feet and 20 feet in lieu of the required 50 feet and to allow an existing shed to remain in the side yard in lieu of the required rear yard.

Hearing: Thursday, June 25, 1998 at 9:30 a.m. in Room 407, County Courts Bldg., 401 Basile Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call (410) 887-3363.

(2) For information concerning the file and/or hearing, Please Call (410) 887-3363.

6036 June 4 0233477

# CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/4, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/4, 1998

THE JEFFERSONIAN,

*A. Henickson*

LEGAL AD. - TOWSON



**CERTIFICATE OF POSTING**

RE: Case # 98-427-A  
Petitioner/Developer:  
(Sharon Robinson)  
Date of Hearing/Closing:  
(June 25, 1998)

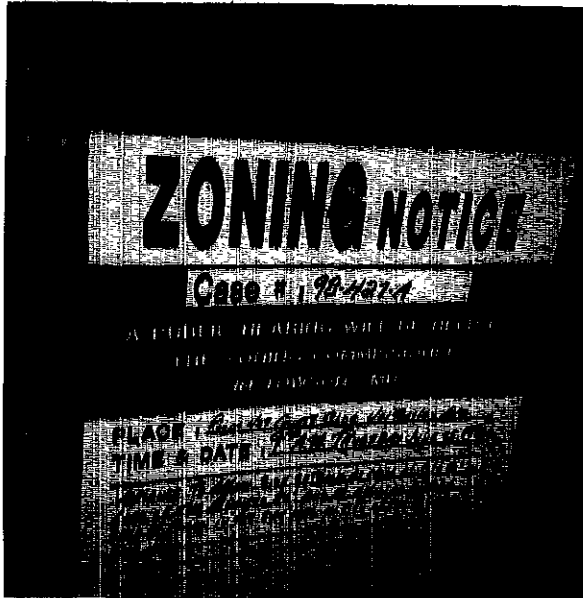
Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by  
law were posted conspicuously on the property located at \_\_\_\_\_  
2114 Riverview Road Baltimore, Maryland 21221 \_\_\_\_\_

The sign(s) were posted on \_\_\_\_\_ June 9, 1998 \_\_\_\_\_  
(Month, Day, Year)



Sincerely,

  
(Signature of Sign Poster & Date)

\_\_\_\_ Thomas P. Ogle, Sr. \_\_\_\_\_

\_\_\_\_ 325 Nicholson Road \_\_\_\_\_

\_\_\_\_ Baltimore, Maryland 21221 \_\_\_\_\_

\_\_\_\_ (410)-687-8405 \_\_\_\_\_  
(Telephone Number)



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 21, 1998

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-427-A  
2114 Riverview Road  
SW/S Riverview Road, 2294' NW Back River Neck Road  
15th Election District - 5th Councilmanic District  
Legal Owner: Kim Robinson & Sharon Robinson

Variance to allow side yard setbacks as close as 7 feet and 20 feet in lieu of the required 50 feet and to allow an existing shed to remain in the side yard in lieu of the required rear yard.

HEARING: Thursday, June 25, 1998 at 9:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

c: Kim & Sharon Robinson

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JUNE 10, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY  
June 4, 1998 Issue - Jeffersonian

Please forward billing to:

Mr. & Mrs. Kim Robinson  
2114 Riverview Road  
Baltimore, MD 21221

410-780-3691

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**NOTICE OF ZONING HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-427-A

2114 Riverview Road


SW/S Riverview Road, 2294' NW Back River Neck Road

15th Election District - 5th Councilmanic District

Legal Owner: Kim Robinson & Sharon Robinson

Variance to allow side yard setbacks as close as 7 feet and 20 feet in lieu of the required 50 feet and to allow an existing shed to remain in the side yard in lieu of the required rear yard.

HEARING: Thursday, June 25, 1998 at 9:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 427

Petitioner: Sharon + Kim Robinson

Location: 2114 Riverview Rd. BALTO 21221

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Mr + Mrs Kim Robinson

ADDRESS: 2114 Riverview Rd  
BALTO., MD 21221

PHONE NUMBER: 410-780-3691

AJ:ggs

**98-427-A**

(Revised 09/24/96)

427

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 98-427-A

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: VARIANCE to Allow side yard setbacks  
of 7' and 20' in lieu of the Required 50'  
And to Allow An existing shed to remain  
in the side YARD in lieu of the Required  
REAR YARD.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

RE: PETITION FOR VARIANCE

2114 Riverview Road, SW/S Riverview Rd, 2294'  
NW Back River Neck Rd, 15th Election District, 5th  
Councilmanic

Legal Owners: Kim Robinson and Sharon Robinson

Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case Number: 98-427-A

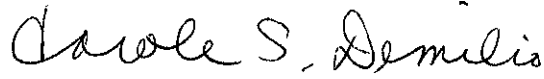
\* \* \* \* \*

### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.



Peter Max Zimmerman  
People's Counsel for Baltimore County



Carole S. Demilio  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10<sup>th</sup> day of June, 1998, a copy of the foregoing Entry of Appearance was mailed to Kim Robinson and Sharon Robinson, 2114 Riverview Road, Baltimore, MD 21221, Petitioner(s).



PETER MAX ZIMMERMAN



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

June 16, 1998

Mr. & Mrs. Kim Robinson  
2114 Riverview Road  
Baltimore, MD 21221

RE: Item No.: 427  
Case No.: 98-427-A  
Petitioner: Kim and Sharon  
Robinson  
Location: 2114 Riverview  
Road

Dear Mr. & Mrs. Robinson:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 11, 1998.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Gwendolyn Stephens in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR:ggs  
Attachment(s)



Due Date: May 29, 1998

TO: Arnold Jablon

FROM: R. Bruce Seeley *RB Seeley*

SUBJECT: Zoning Item #427

Robinson Property, 2114 Riverview Road

Zoning Advisory Committee Meeting of May 26, 1998

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X   The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
  - Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
  - Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
  - X   Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
  - X   Ground Water Management: An evaluation of the well and septic system will be required prior to approval of a building permit.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits  
and Development Management

DATE: May 26, 1998

FROM: Arnold F. "Pat" Keller, III, Director  
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item No. 417, 427, 428, 431, 433, 435, and 440

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Jeffrey W. Long for Gay Kerne*

AFK/JL



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

May 27, 1998

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: See Below

Location: DISTRIBUTION MEETING OF MAY 26, 1998

Item No.: 427, 428, 429, 433, 434  
435, 436, 437, 438, 439  
440

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 5-22-98  
Item No. 427 CAM

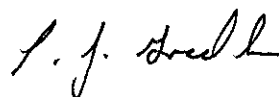
Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

*for*   
Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: June 8, 1998

FROM: *pub* Robert W. Bowling, Chief  
Development Plans Review Division

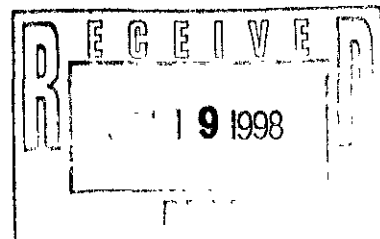
SUBJECT: Zoning Advisory Committee Meeting  
for June 1, 1998  
Item Nos. 427 429, 430, 432, 433,  
437, and 440

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE0601.NOC



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

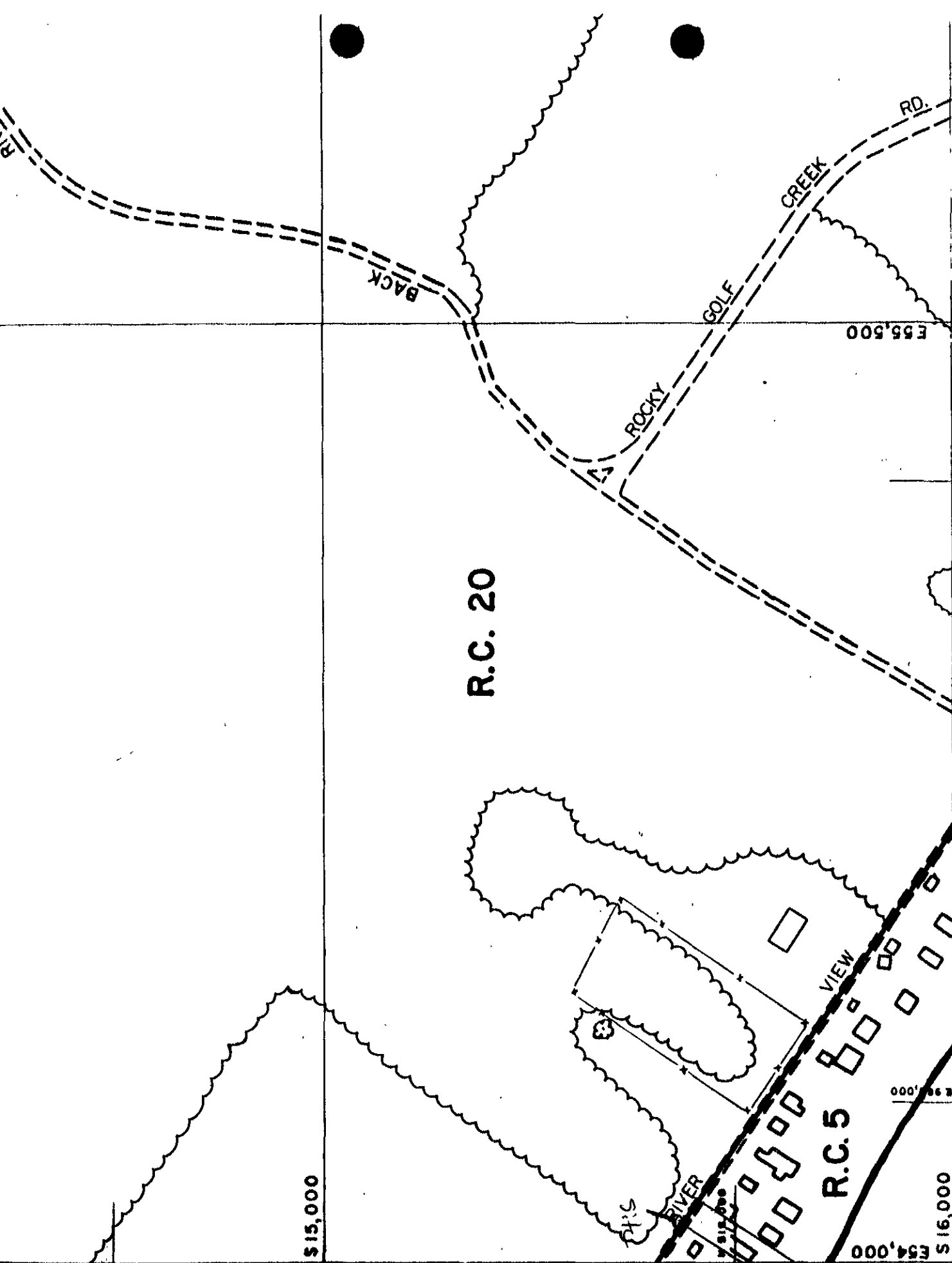
NAME

ADDRESS

Sharon Robinson  
KIM ROBINSON

2114 Riverview Rd 21221



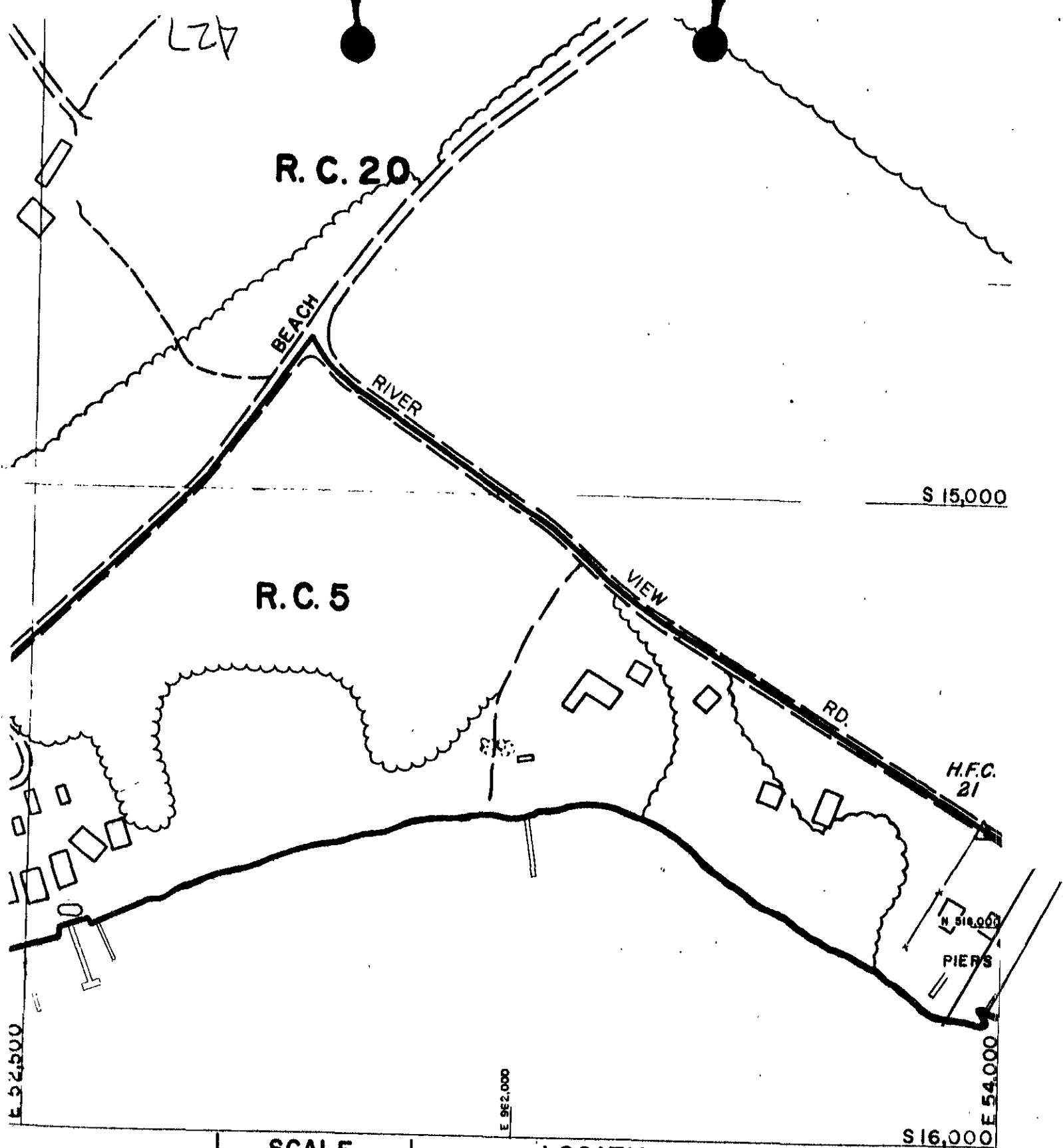


1996 COMPREHENSIVE ZONING MAP  
ADOPTED by  
THE BALTIMORE COUNTY COUNCIL

E-SE ZZ-SW

98-427-A

427



SCALE

1" = 200' ±

LOCATION

SHEET

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

BACK RIVER NECK

98-427-A

S. E.  
4-I

# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2114 Riverview Rd.

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Holly Farm Beach

TAX ID 1512400620

plat book # \_\_\_\_\_, folio # \_\_\_\_\_, section # \_\_\_\_\_

OWNER: Sharon + Kim Robinson

BACK RIVER

Map 105 Grid 19 Parcel 64  
lot 2 Group 82

5' 6' 3'

DRIVE  
+ OEB  
Fleming

Acct 1519714810

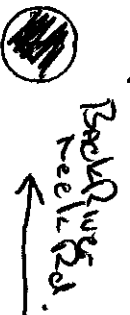
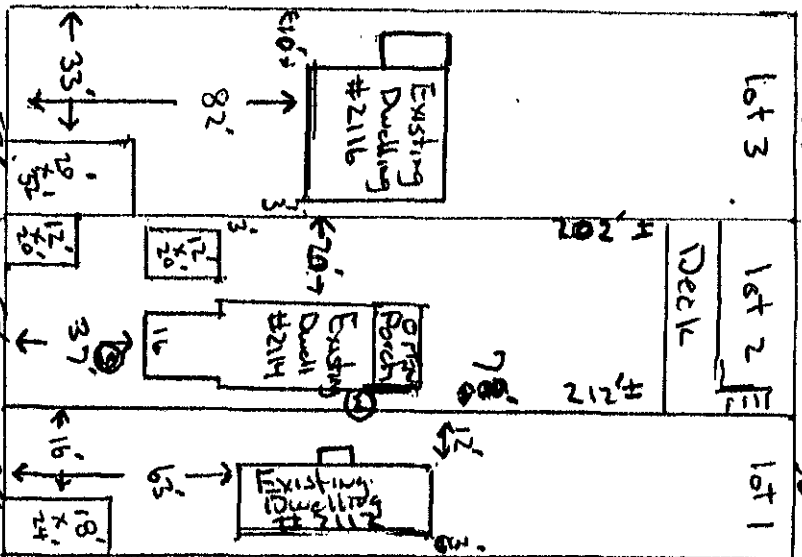
Dead Rd

11285/1663

MARY  
WITTING  
Acct 1523502380

Dead Rd

8604/1627

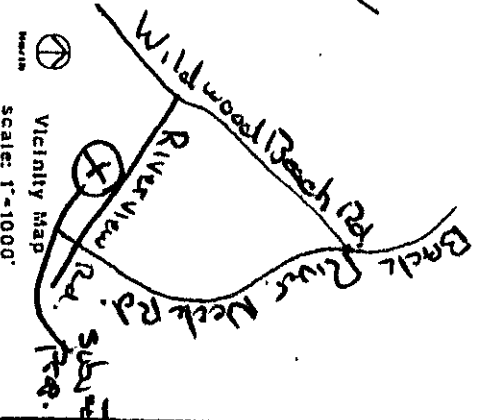


North  
date: 5/1/98  
prepared by: K. Robinson

Scale of Drawing: 1" = 50'

Flood Plain 'C'  
Elevation 30' ±

*let 1001*



## LOCATION INFORMATION

Election District: 15

Councilmanic District: 5

1"=200' scale map: SE 45

Zoning: R.C.5

Lot size: .27 acreage 10,500 square feet

SEWER: ☐ public ☒ private  
WATER: ☐ ☒

Chesapeake Bay Critical Area: ☒

Prior Zoning Hearings: NONE

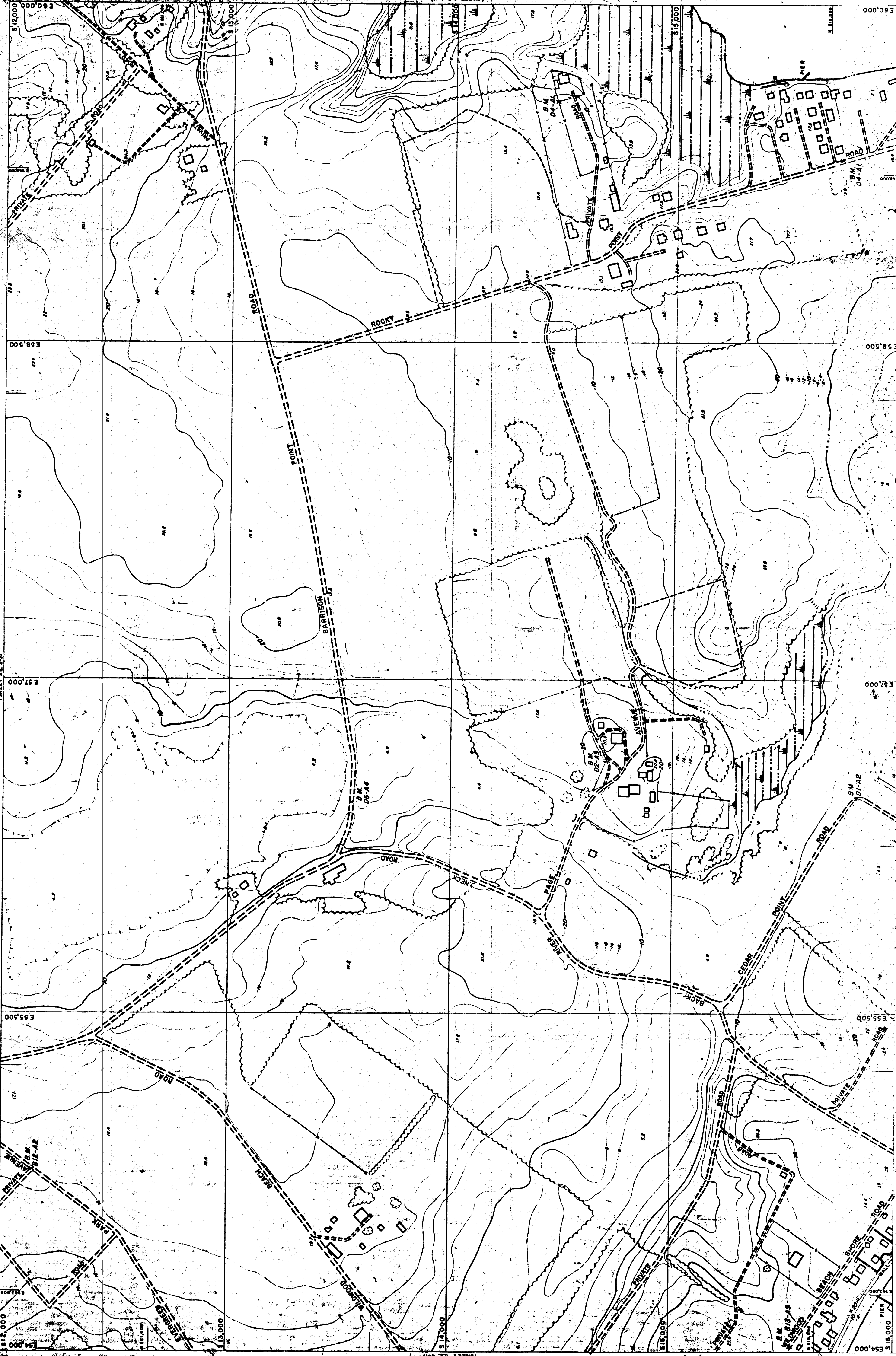
Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE#: \_\_\_\_\_

427

98.427-A





REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	BACK RIVER NECK CEDAR POINT	S.E. 4-J
		DATE OF PHOTOGRAPHY DEC. 1954		

Topography Compiled By Photogrammetric Methods  
ABRAMS AERIAL SURVEY CORP. LANSING MICH.

PHOTOGRAMMETRIC MAP OF  
BALTIMORE COUNTY METROPOLITAN AREA

E-SE 22-SW

98-427-A

427

22

17

11

8.5

8.5

11

17

22